

HILZINGER BLOCK

ROYAL OAK



Jon A. Carlson's Real North, L.L.C., recently completed a rehabilitation of the Hilzinger Block, a 1925 store building in Royal Oak whose original "Commercial Brick" exterior had been hidden for the past forty years beneath metal paneling. The building was vacant due to the closing of its long time occupant, the Hilzinger Hardware. The rehabilitation involved the removal of a modern façade treatment dating from 1963 that included metal paneling covering all the brickwork, modern windows, and storefront elements, and the restoration of the original façade. Damaged brick and limestone trim were repaired or replaced in like materials. The first-floor storefronts were rehabilitated to something close to their original forms and an unusual multi-light wooden transom recreated from historic photographs. The project included preserving one feature of the 1963 renovation, the colorful Hilzinger Hardware sign that, rising vertically over the sidewalk, its outer edges outlined in light bulbs, is a landmark in the city's downtown. Now emblazoned with the name of one of the building's current tenants, Leo's Coney Island, it continues to add a splash of color and form that strongly enlivens not only the building, but the Main Street streetscape in general.

Location:	106-110 South Main Street
Project Contact:	Jon Carlson / Real North LLC
Original Use:	Commercial
Current Use:	Commercial
SHPO Contact:	Robert O. Christensen / 517.335.2719
National Register Listed:	2006



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